

PLANNING & ZONING COMMISSION MINUTES

Thursday, May 12th, 2016 at 7:00 p.m.

Village Hall Chambers

1937 North Municipal Way

Round Lake Beach, Illinois 60073

I. OPENING PROTOCOL – Chairman Bailey explains the process and welcomes all to the meeting.

A. Roll Call

	Present	Excused
Mark Bailey	x	
Patrick Vargo	x	
Steve Vaughn	x	
Erica Lopez		x
Audrie Parker	x	
Hal Davis		x
Richard Barr	x	

Also in attendance:

Jon Wildenberg, Director of Economic Development

Al Maiden, Planning Consultant from Rolf C. Campbell and Associates

David Silverman, Village Attorney

B. Approval of Agenda

Chairman Bailey requests a motion to approve the agenda as submitted.

Motioned by Commissioner Vaughn

Seconded by Commissioner Vargo

All in favor, none opposed.

C. Approval of Minutes – April 14th, 2016

Chairman Bailey requests a motion to approve the minutes as submitted.

Motioned by Commissioner Vargo

Seconded by Commissioner Vaughn

All in favor, none opposed.

II. PUBLIC HEARINGS

A. *Petitioner has requested to continue public hearing to June 9, 2016.*

Continued Public Hearing: petition request of James Price for a special use permit and zoning variations and departures within the applicable C-3 General Business Zoning District to expand an existing Self-Storage site located at 880 E. Rollins Road. The proposed facilities include additional single story self-storage buildings and outdoor storage on 2 vacant acres immediately west of the existing self-storage buildings.

Chairman Bailey requests a motion to continue this public hearing to the June 9th, 2016

Planning and Zoning Commission Meeting.

Motioned by Commissioner Barr

Seconded by Commissioner Vargo

All in favor, the motion passes.

The public hearing will be rescheduled for June 9th, 2016.

B. Petition request of Kristof’s Entertainment Center for a special use permit with departures as an amendment to a special use permit that allowed a family

oriented Family Entertainment Center sign package program at 421 W. Rollins Road (Ordinance 03-09-03) within the applicable C-3 General Business Zoning District. The current special use amendment is for a change to the pylon sign located in front of the business at this location. The proposed change to the sign will include eliminating the existing standard reader board sign and replacing it with electronic reader board signs.

Variations and departures involved with the existing freestanding sign structure include legal non-conforming conditions of the location of the sign being less than 20' from the front property line and the attachment of the electronic reader board signs to the existing sign structure. Other variations and departures may also be considered as part of the overall signage as may be applicable as part of the Village of Round Lake Beach Planning & Zoning Commission's review and recommendations through the public hearing process.

Jon Wildenberg, Director of Economic Development, states that Kristof's Family Entertainment is requesting changes from manual pylon sign reader board to electronic message reader board sign. Mr. Wildenberg mentions that the public hearing was published in the Lake County News-Sun on April 21st 2016 and that the Village has received the proof of mailings.

Chairman Bailey swears in anyone wishing to speak at the public hearing.

Thomas W. Kristof, co-owner of Kristof's Family Entertainment Center, explains that he would like to adjust the manual reader board sign to an electronic reader board sign because of all of the different events that are going on at the business it is tough to keep changing the sign manually and an electronic reader board sign is easier to read and easier to change.

Chairman Bailey questions if the new sign has more square footage than the existing sign and if the photos of the sign are as it exists now or photo renderings of the sign.

Mr. Kristof states that the new electronic reader board sign will actually be less in square footage than the previous sign. Mr. Kristof continues stating that the two signs from both directions along Rollins Road will be less in square footage than the previous manual sign. In response to the photo examples, Mr. Kristof explains that the signs are currently are installed on the pylon sign but have not yet been activated. Mr. Kristof mentions that he did not realize he had to go through a special use permit process instead of a normal permit process until later.

Questions and concerns from the Commissioners inquire if the sign will be able to produce pictures, if the sign could help with alerts such as Amber alerts, and if it able to just produce a red color message similar to the Civic Center.

Mr. Kristof states that he would be willing to use the reader board sign as a useful tool such as Amber alerts, weather alerts and any other types. Mr. Kristof states that the sign is a LED reader board sign and that it can produce some logos, but mostly it will be used for text only messaging, not able to present pictures as clearly as the Dunkin Donuts picture board sign. Mr. Kristof explains that the sign can produce three different colors - red, blue, and green.

Jon Wildenberg defers to Al Maiden, planning consultant from Rolf C Campbell and Associates, for the staff review.

Al Maiden explains that he and the petitioner had met with Margaret Sparr, Director of Code Enforcement, to discuss the changes to the sign. Mr. Maiden explains that in 2003, a special use was already granted for the business and a text amendment was established for sign

package programs for entertainment centers. However, all the signs at that time were wall signs. Mr. Maiden explains that there would then need to be an amendment to the existing special use due to the sign being a pylon sign and not a wall sign. Mr. Maiden states that the sign is a legal non-conforming sign structure due to its close proximity to the right-of-way. Mr. Maiden explains that this sign is consistent with previous approval for the sign.

Chairman Bailey opens up the public hearing for public comments and sees none.

Chairman Bailey mentions that usually they would want to adjust the pylon sign and change it to a monument sign, but seeing as it already exists it would be counter intuitive to change the sign. Chairman Bailey also mentions approving the setback as a special use instead of legal non-conforming sign as well.

Chairman Bailey moves to the findings of fact and finds that there are no special hazards that would result from the sign that would be injurious to the general welfare; that the sign would be easier to read than a manual sign; that the sign does not impede other from doing this on similar type properties in the Village, that the architectural appeal of the sign is acceptable; that the utilities, ingress, and egress from the site will not be affected, and that the special use permit be modified in regards to granting setback relief for the sign from the 20' setback to the existing sign placement.

Chairman Bailey requests a motion to recommend approval of the amendment to the special use as modified above.

Motioned by Commissioner Vaughn

Seconded by Commissioner Barr

	Aye	Nay
Chairman Bailey	x	
Patrick Vargo	x	
Steve Vaughn	x	
Audrie Parker	x	
Richard Barr	x	

All in favor, none opposed.

Mr. Wildenberg states that the special use amendment will either be scheduled for the upcoming Village Board Meetings on either May 23rd or June 13th.

III. OTHER BUSINESS/DISCUSSION

Commissioner Parker explains how she sees several advertisement flag signs or temporary signs that are out in front of the business for long periods of time, almost permanently.

Mr. Wildenberg suggests contacting the Economic Development Department to determine how long the temporary signs have been placed on the property and check to see when the permits are supposed to expire. Mr. Wildenberg states that the temporary signs can only be up for a maximum of 60 days out of a year.

IV. AUDIENCE PARTICIPATION

No one indicated that they wanted to speak.

V. ADJOURNMENT

Chairman Bailey requests for a motion to Adjourn

Motioned by Commissioner Vaughn

Seconded by Commissioner Parker

All in favor none opposed.